



WOOD & PILCHER
FOR SALE
01435 562211
www.woodandpilcher.co.uk

WALDRON THORNS
HEATHFIELD - £275,000

30 Waldron Thorns, Heathfield TN21 0AB

**Entrance Hall - Downstairs Cloakroom - Kitchen/Diner -
Sitting Room - First Floor Landing - Three Bedrooms -
Bathroom - Good Size Gardens - On Street Parking**

A well proportioned three bedroom semi-detached house in need of modernisation throughout with good size gardens and conveniently situated approximately 1/4 mile from Heathfield High Street. The property features double glazing, a kitchen/diner and separate sitting room and is an ideal opportunity for someone looking to make a property 'their own'. NO ONWARD CHAIN.

ENTRANCE HALL:

Double glazed uPVC front door and double glazed window. Radiator.

CLOAKROOM:

Double glazed window. WC.

KITCHEN/DINER:

Double glazed window overlooking the rear garden. Laminate worktop with cupboards under. Wall cupboards. Stainless steel sink. Part tiled walls. Built-in cupboard. Built-in larder cupboard. Gas supply. Door to lobby with access to the garden.

SITTING ROOM:

Dual aspect with double glazed windows. Coved ceiling. Gas fire. Radiators.

FIRST FLOOR LANDING:

Double glazed window. Built-in airing cupboard housing the hot water cylinder with slatted shelving above. Access to the loft.



BEDROOM:

Double glazed window overlooking the rear garden. Fitted wardrobes plus further built-in wardrobe. Radiator.

BEDROOM:

Dual aspect with double glazed windows. Radiator.

BEDROOM:

Dual aspect with double glazed windows. Built-in wardrobe. Radiator.

BATHROOM:

Double Glazed Window. Tile enclosed bath with chrome mixer taps and shower attachment. WC. Wash basin. Coved ceiling. Radiator.

OUTSIDE:

There are lawned garden areas to the front and side and a good size garden to the rear with a variety of shrub borders. Timber storage shed with glass greenhouse attached to the side.

SITUATION:

The property is conveniently located for access to Heathfield with its wide range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 miles distant, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.



TENURE:
Freehold

VIEWING:

By telephone appointment to Wood & Pilcher on 01435 862211.

COUNCIL TAX BAND:

C

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

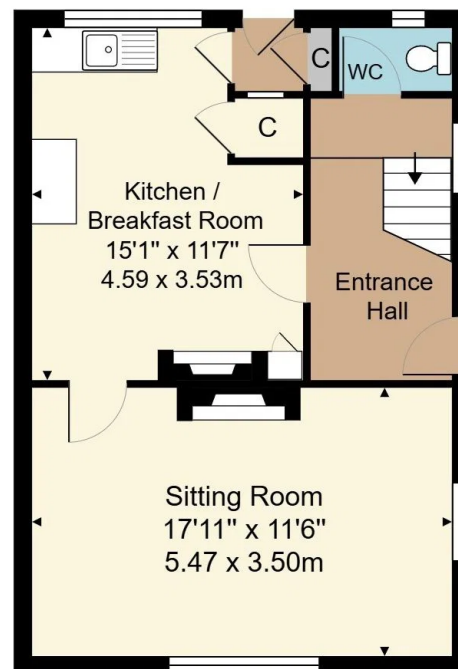
Services - Mains Water, Electricity & Drainage.

Heating - Electric

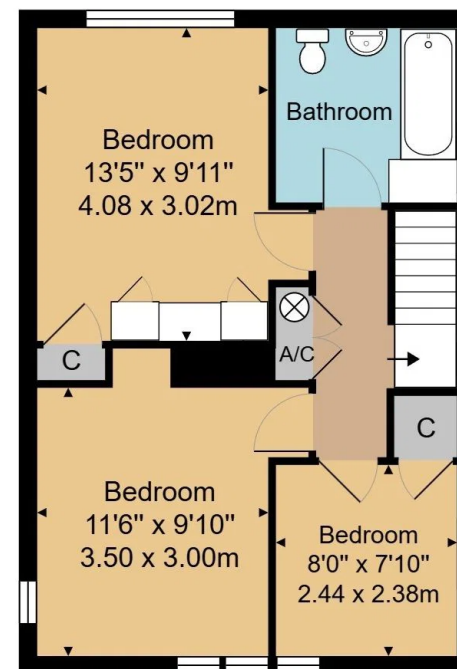
AGENTS NOTE:

We understand that the gas-fired boiler is not working.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 963 ft² ... 89.5 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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